

Statutory Public Meeting

West Humber River Developments Inc.

**Official Plan Amendment, Zoning By-law
Amendment and Draft Plan of Subdivision**

10350 The Gore Road

City File: OZS-2024-0065



Location and Context

- 10350 The Gore Road
- 17.79 ha (43.95 ac) with 297 m (974 ft) frontage
- Gore Meadows Community Centre south, Humber River west, Transcanada Pipeline and estate residential north
- Several bus stops in a 5-10 minute walking radius
- "Residential" (2006 OP), "Neighbourhood" (2023 OP), "Gore Meadows Secondary Plan"
- September 2024 resolution allows advancement via precinct planning



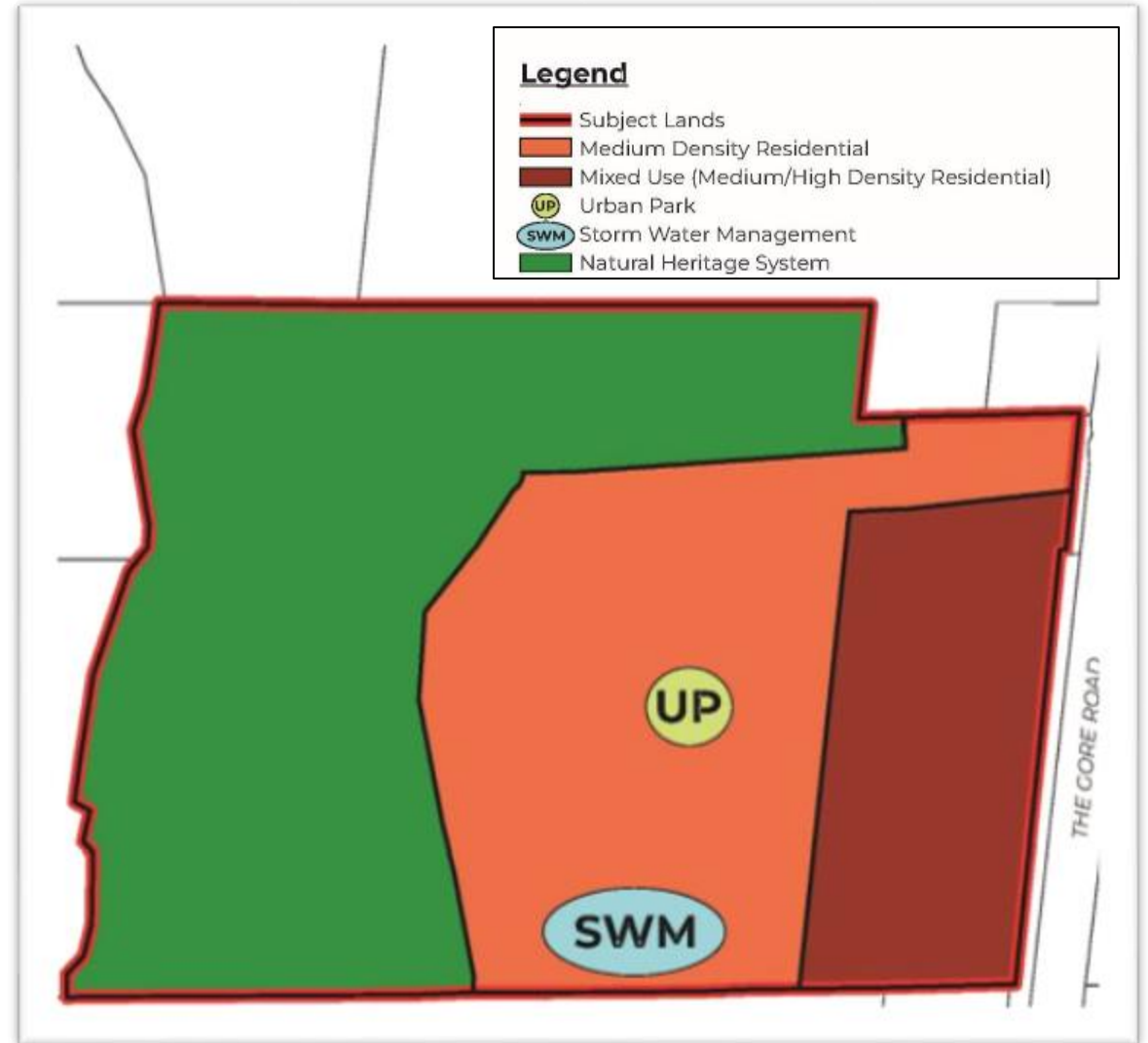
Visioning – Gore Meadows

- Three precincts in the Gore Meadows Secondary Plan
- East Precinct (Purple) subject to current applications for mixed use
- West Precinct (Pink) subject to future applications for low/medium density
- South Precinct (Yellow) are City-owned lands including the GMCC
- Parks, trails, and ponds proposed for the East Precinct consider a broader vision for a connected and well served community



Proposed Official Plan Amendment

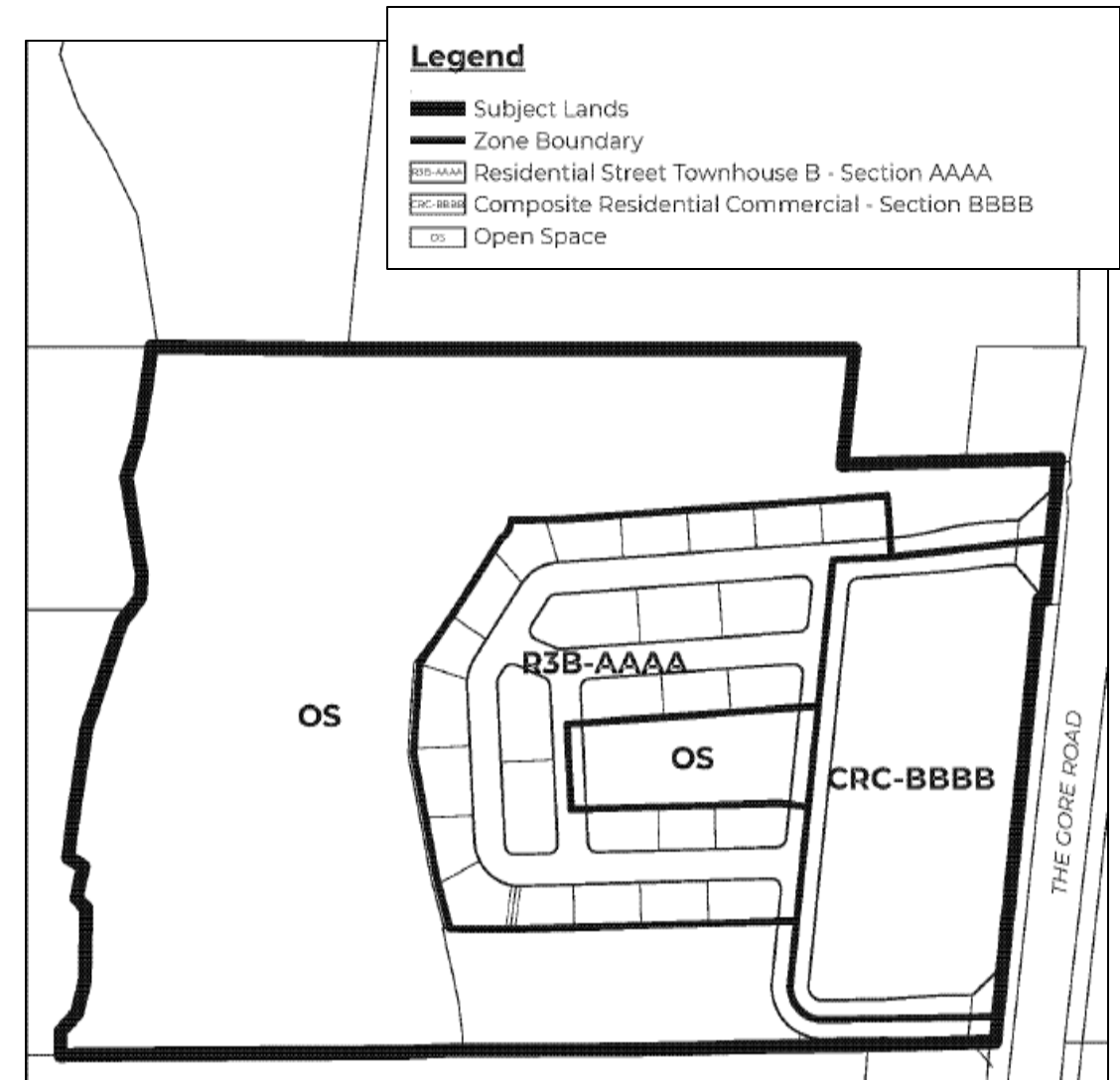
- Proposal to redesignate the lands to:
 - Medium Density Residential
 - Mixed Use (Medium/High Density Residential)
 - Urban Park
 - Stormwater Management and,
 - Natural Heritage System



Proposed Zoning By-law Amendment

Proposal to rezone the lands to:

- “Residential Street Townhouse B (R3B-AAAA)”
- “Composite Residential Commercial (CRC-BBBB)” and,
- “Open Space (OS)”



Submitted Studies and Reports

- Sustainability Metrics Score and Summary, prepared by KLM Planning Partners Inc.;
- Draft Official Plan Amendment, prepared by KLM Planning Partners Inc.;
- Draft Zoning By-law Amendment, prepared by KLM Planning Partners Inc.;
- Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated October 7, 2024;
- Urban Design Brief, prepared by KLM Planning Partners Inc., dated October 16, 2024;
- Precinct Plan, prepared by KLM Planning Partners Inc., dated October 16, 2024;
- Environmental Impact Study – Gore Meadows East Subdivision, prepared by Palmer/SLR, dated October 9, 2024;
- Arborist Report, prepared by Palmer/SLR., dated, October 9, 2024;
- Conceptual Site Plan, prepared by Graziani + Corazza Architects, dated October 10, 2024;
- Shadow Study, prepared by Graziani + Corazza Architects, dated September 30, 2024;
- Elevations, prepared by West Humber Developments Inc.;
- Excess Soil Management Plan, prepared by DS Consulting Ltd., dated September 12, 2024;
- Functional Servicing Report, prepared by Schaeffers Consulting Engineers, dated September 2024;
- Road Cross Sections, prepared by Schaeffers Consulting Engineers;
- Heritage Impact Assessment, prepared by Paul Oberst Heritage Consultant, dated January 2024;
- Landscape Plan, prepared by NAK Design Strategies, dated October 1, 2024;
- Phase One Environmental Site Assessment (“Gore Meadows”), prepared by DS Consulting Ltd., dated April 12, 2023;
- Phase One Environmental Site Assessment (10300 The Gore Road), prepared by DS Consulting Ltd., dated November 18, 2023;
- Slope Stability Assessment, prepared by DS Consulting Ltd., dated February 16, 2024;
- Stage 1 Archaeological Assessment, prepared by Archaeological Services Inc., dated December 15, 2022;
- Stage 2 Archaeological Assessment, prepared by Archaeological Consultants Canada, dated July 24, 2024;
- Survey, prepared by R-PE Surveying Ltd., dated April 16, 2024;
- Traffic Impact Study, prepared by Candevcon Group Inc., dated October 7, 2024;
- Tree Evaluation Report and Tree Preservation Plan, prepared by Palmer, dated October 9, 2024;
- Preliminary Noise Report, prepared by Candevcon Group Inc., dated September 27, 2024; and,
- Wind Study, prepared by Gnobi Consulting Inc., dated October 15, 2024.

Thank You Questions and Comments

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